

**MINUTES
MONTEAGLE REGIONAL PLANNING COMMISSION
MAY 17, 2022
6:00 PM**

**PRESENT: CHAIRMAN MICHELLE RUSSELL
 RICHARD BLACK
 MARILYN RODMAN
 JANET MILLER-SCHMIDT
 DORRAINE PARMLEY
 PETER BEASLEY
 ED PROVOST**

The Monteagle Regional Planning Commission was called to by Chairman Michelle Russell at 6:00 pm. Mr. Richard Black made a motion to approve the minutes of April 5, 2022. Mr. Peter Beasley seconded the motion and it passed unanimously 7/0.

Staff and Community Reports

Staff approved two minor Subdivisions, Ms. Sandra Scott and Mr. Ladd. The Barn House and acreage needs to be 50 acres or more and he has 36 acres. There will be an email on this.

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OLD BUSINESS

New Website Information – Ms. Miller-Schmidt is working on getting everything on-line.

Joint IDA-IES Model Lighting Ordinance – There will be a workshop to discuss this.

NEW BUSINESS

CONVENIENCE AND RETAIL STORE 740 W MAIN STREET – Mr. Jay Patel was present and explained about this business. There will be a Dunkin Donuts and Convenience store. There are several items on the site plan that need to be done before it can be approved. Storm water grading and drainage and landscaping as well access to the property. They would also like to have sidewalks and lighting. Mr. Richard Black made a motion to table this to the next meeting. Ms. Dorraine Parmley seconded the motion and it passed unanimously 7/0.

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Zoning text Amendment – Adding apartments as residential land used in C-2 Dean Lay. Mr. Lay explained that he would like to put apartments on his property for the local people in town to improve the quality of life for residents. He has 3 ½ acres and wants to build housing for working people. If this is changed to add apartments in C-2 it will change all C-2 zoning. This could be a case by case basis uses on review. We cannot do Spot Zoning. Mr. Richard Black made a motion to table this to the next meeting. Ms. Janet Miller-Schmidt seconded the motion and it passed unanimously 7/0.

Request to Rezone R-1 to R-2 – Tom Kale – Harton family property. They would like to change the zoning to reduce the size house from 800 sq. ft. to 600 sq ft. There will be 102 homes and there is a question as to where the entrance and exit will be. Property owners close to this oppose this development. There will have to be a study on the water and sewer to see what the impact will be. Mr. Richard Black made a motion to deny this rezoning request. Ms. Dorraine Parmley seconded the motion and on roll call vote 4 to 3 vote passed. Mr. Provost NO Mr. Beasley NO Mr. Black YES Ms. Miller-Schmidt YES Ms. Parmley YES Ms. Rodman YES Ms. Russell NO

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Request to Rezone 355 Wells street from I-1 to R-4 John Adams – This is a planned community The Villages at Monteagle. As of now there is no R-4 in the zoning. There was discussion and the developer changed to R-3. Mr. Ed Provost made a motion to recommend to the city council to change this property from I-1 to R-3. Ms. Richard Black seconded the motion and it passed unanimously on a roll call vote 7/0. The first reading on this will be May 23, 2022.

There being no other business the meeting adjourned at 8:11 pm.

Respectfully Submitted,

Chairman, Michelle Russell

City Recorder, Debbie Taylor